

Land Auction

ACREAGE:

57.69 Acres, m/l
Stark County, IL

DATE:

Friday
September 24, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

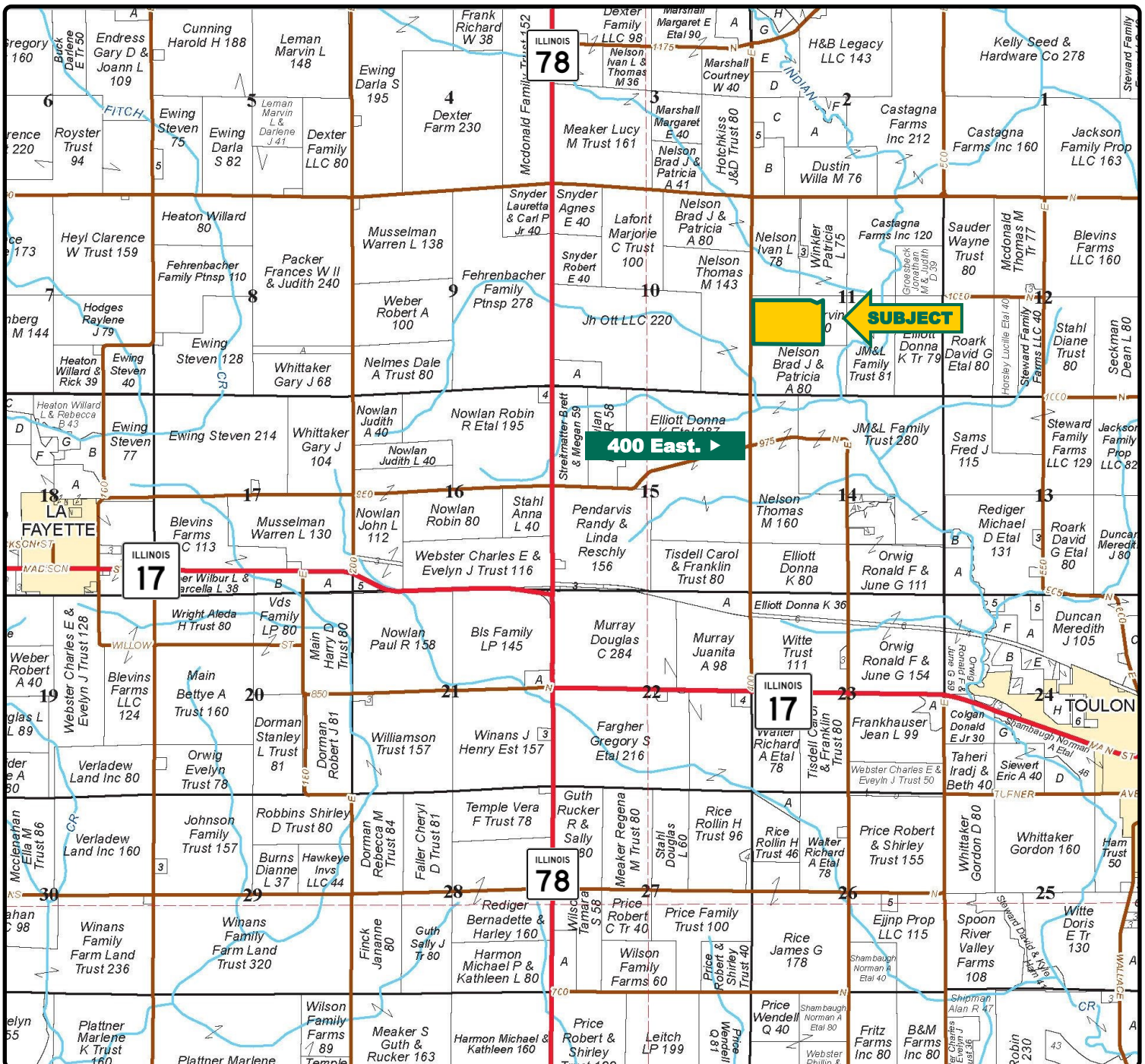


Property Key Features

- Nice Stark County Farm Located Northwest of Toulon
- Quality Soils with 133.00 PI
- High Percent Tillable

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag

309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
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FSA/Eff. Crop Acres:	53.51
CRP Acres:	3.40
Corn Base Acres:	30.84
Bean Base Acres:	22.41
Soil Productivity:	133.00 PI

Property Information

57.69 Acres, m/l

Location

From Toulon: go 1½ miles west on Hwy. 17, then 2 miles north on 400 East. Property is on the east side of 400 East.

Legal Description

Part of the N½ SW¼, Section 11, Township 13 North, Range 5 East of the 4th P.M., Stark Co., IL

Real Estate Tax

2020 Taxes Payable 2021: \$2,060.11*
Gross Surveyed Acres: 57.69*
Tax per Taxable Acre: \$35.71
PIN# Part of 03-11-300-002
**Taxes estimated pending parcel split. Stark County Treasurer/Assessor will determine final figures.*

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 4970, Tract 4631
FSA/Eff. Crop Acres: 53.51
CRP Acres: 3.40
Corn Base Acres: 30.84
Corn PLC Yield: 172 Bu.
Bean Base Acres: 22.41
Bean PLC Yield: 49 Bu.
Wheat Base Acres: 00.08
Wheat PLC Yield: 47 Bu.

CRP Contracts

The following contracts are in place on this farm:

- 2.70 acres enrolled in a CP-8A contract that pays \$679.00 annually and expires September 30, 2022.

- 0.70 acres enrolled in a CP-38E-1 contract that pays \$113.00 annually and expires September 20, 2022.

Soil Types/Productivity

Main soil types are Osco and Ipava. Productivity Index (PI) on the FSA/Eff. Crop acres is 133.00. See soil map for details.

Mineral Rights

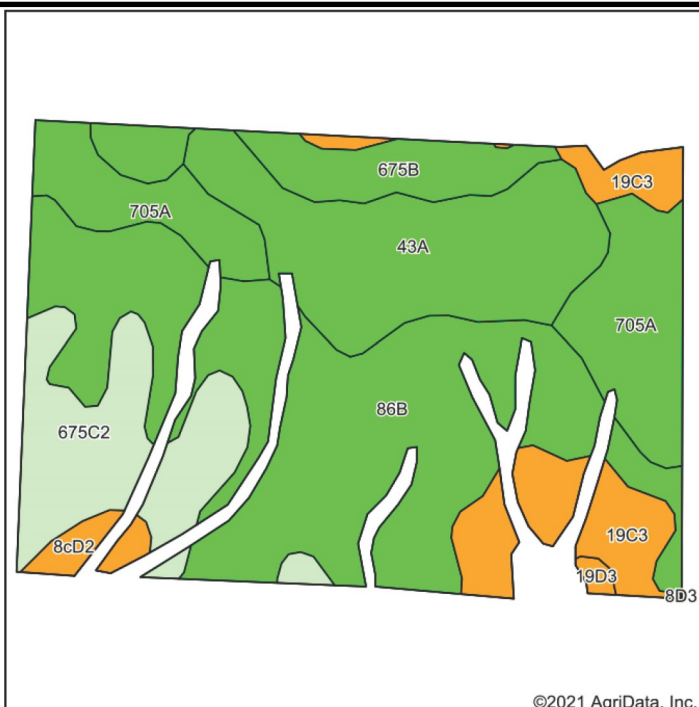
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

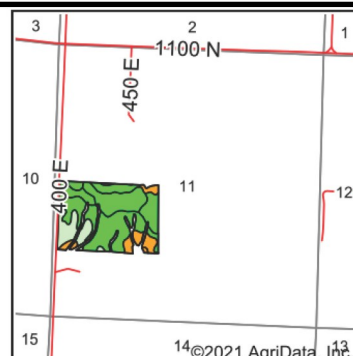
Level to moderately sloping.

Drainage

Natural.



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Stark**
Location: **11-13N-5E**
Township: **Goshen**
Acres: **53.51**
Date: **6/18/2021**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL175, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	20.00	37.4%		**189	**59	**140
43A	Ipava silt loam, 0 to 2 percent slopes	9.45	17.7%		191	62	142
705A	Buckhart silt loam, 0 to 2 percent slopes	7.52	14.1%		190	61	142
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	6.80	12.7%		**171	**54	**125
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	4.87	9.1%		**130	**42	**95
**675B	Greenbush silt loam, 2 to 5 percent slopes	3.79	7.1%		**182	**57	**133
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	0.87	1.6%		**108	**36	**82
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.21	0.4%		**122	**40	**90
Weighted Average					179.8	57	133

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Nice Stark county farm located northwest of Toulon, IL.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Southeast Looking Northwest



Northeast Looking Southwest



Southwest Looking Northeast



West Looking East



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Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Stark County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Brandon Yaklich at 309-883-9490 with questions.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Gwen Wallace and Vicky Heron

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Spencer Smith, License # 441.002375

Attorney

David Cover, Cover Law Firm

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 29, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the earlier of October 31, 2021 or upon harvest of the 2021 fall crop. The Seller will credit the successful bidder at closing for the estimated 2021 real estate taxes, payable in 2022.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.